



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 14, 2005  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

### CALL PLANNING COMMISSION MEETING TO ORDER

**ROLL CALL:**      *P*      *P*      *P*      *P*      *P*      *P*      *P*  
*Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*  
*Dwyer arrived at 5:20 p.m.*

### AGENDA APPROVAL

THE AGENDA WAS APPROVED BY ACCLAMATION 6-0-1 (DWYER-ABSENT).

#### A. STUDY SESSION ITEMS

##### A-1. APPROVAL PROCESS

Herb Fauland, Principal Planner, discussed how the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), Municipal Code and State law drives the project review process and identified chapters within the zoning code that address land use controls.

The following types of use/construction were discussed:

- Permitted – over the counter/plan check
- Administrative Permits
- Administrative Permits w/ Neighborhood Notification
- Design Review Board
- Zoning Administrator
- Planning Commission
- City Council

He noted for the Commission information that staff processed approximately 2,800 plan checks, 677 applications, and received approximately 9,000 counter calls and 14,000 walk-up inquiries.

##### A-2. APPEAL PROCESS – Herb Fauland

Mr. Fauland discussed the following information identified in Title 24-Administration/Chapter 248 Appeals of the HBZSO:

- Time for Appeal
- Designation of Hearing Body on Appeal
- Appeal of Decisions not Otherwise Provided For
- Fee for Appeal
- Appeal by City Council or Planning Commissioner

He discussed how the appeal process does not apply to legislative matters but that over-the-counter approvals and any disputes on a decision are primarily handled by Planning staff and if needed, by the Principal Planner as Ombudsman, the Planning Manager, and if needed the Planning Director.

Discussion ensued on appeal fees and waiver of fees if appealed by a member of the Planning Commission or City Council, and how an appeal is considered as a new matter and applies to an entire project, not just the segment related to the cause for appeal.

**A-3. PUBLIC NOTIFICATION – Herb Fauland**

Mr. Fauland discussed the following information identified in Title 24-Administration/Chapter 248 Notices, Hearing, Findings, Decisions and Appeals:

- Director's Duty to Give Notice
- Notice Requirements

He further explained additional notification based on City policy and how interested parties are notified based on their interest.

**B. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland**

Rami Talleh, Assistant Planner, identified late communication received on Public Hearing Item No. B-1 (Sun "N" Sands Motel Expansion).

Chair Ray informed the Commission that he received a phone call from Stephen J. Ritter, Fountain Valley School District, requesting that the Commission hear Non-Public Hearing Item No. D-1 prior to the public hearing portion of the meeting.

**C. PLANNING COMMISSION COMMITTEE REPORTS – None.**

**D. PUBLIC COMMENTS – None.**

**6:30 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**PLEDGE OF ALLEGIANCE – Led by Huntington Beach American Legion Post 133**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL:**      *P           P           P           P           P           P           P*  
*Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

## **AGENDA APPROVAL**

**A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DINGWALL, TO MOVE NON-PUBLIC HEARING ITEM NO. D-1. GENERAL PLAN CONFORMANCE NO. 05-03 TO FOLLOW ORAL COMMUNICATIONS, AND APPROVE THE AMENDED AGENDA BY THE FOLLOWING VOTE:**

**AYES:** Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

## **MOTION PASSED**

## **AGENDA ITEMS WILL BE LISTED IN THEIR ORIGINAL ORDER**

### **A. ORAL COMMUNICATIONS**

Steve Stafford, Estate Circle, voiced concerns about parkland use related to Non-Public Hearing Item No. D-1 (Huntington Beach Union High School District Exchange of Property).

Nancy Donaven, Huntington Beach, voiced concerns about pollution and transportation of water associated with Poseidon Resources proposed desalination plant.

### **B. PUBLIC HEARING ITEMS**

**B-1. COASTAL DEVELOPMENT PERMIT NO. 04-14 AND CONDITIONAL USE PERMIT NO. 04-44 (SUN "N" SANDS MOTEL EXPANSION/KEKICH DEVELOPMENT):** **Applicant:** David A. Kekich **Request:** To permit the expansion and exterior modifications to an existing legal non-conforming motel. The expansion of the motel consists of 102 sq. ft. of office area and the modifications include the demolition of a porte-cochere, parking lot improvements, and landscaping. The proposal also includes the construction of two, three-story, single-family homes. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout. **Location:** 1102 Pacific Coast Highway (north side of Pacific Coast Highway between 12<sup>th</sup> Street and 11<sup>th</sup> Street) **Project Planner:** Rami Talleh

**STAFF RECOMMENDATION:** Motion to: "Approve Coastal Development Permit No. 04-14 and Conditional Use Permit No. 04-44 with findings and suggested conditions of approval."

**Commission disclosures:** Commissioner Dwyer had none; Commissioner Scandura visited the site and spoke with staff; Commissioner Dingwall visited the site and represented the Commission at the Design Review Board (DRB); Commissioner Livengood visited the site, spoke with the Property Manager and met with staff representatives from Planning and Public Works; Commissioner Burnett walked the site; Commissioner Horgan walked the site and spoke with staff; Chair Ray walked the site and spoke with staff.

Rami Talleh, Assistant Planner, presented a staff report and provided information on the project description and location, surrounding uses, zoning designation, site plan, staff analysis and recommendation. He also identified late communication received from Scott Herzstein voicing concerns about the new homes obstructing his ocean view.

Commission comments/questions:

- Are basements considered a floor?
- Explanation of public improvements identified on Attachment 5.3 (code requirement letter; substitution of a cash bond in lieu of the improvements recommended for the PCH frontage; handicap ramp does not comply with current standards; Caltrans responsible for curb and gutter)
- Alley dedication
- Explanation of recommendations made by the DRB
- Hours of construction
- 25' setback
- Reducing square footage or number of bedrooms
- Number of bedrooms and parking requirements
- Extreme elevations depicted on late communication
- Basement window/light well
- Affordable housing requirement discussed with applicant
- Landscaping (conceptual - formally reviewed by City architect when appropriate)

**THE PUBLIC HEARING WAS OPENED:**

Steve Stafford, Estate Circle, voiced concerns about 11<sup>th</sup> Street alley activity and suggested that the motel be upgraded to increase room rates and attract a higher class of patrons.

Dave Kekich, applicant, was available to answer questions and informed the Commission that he would be residing in one of the newly proposed homes.

Commissioner Livengood asked Mr. Kekich to respond to the recommendations proposed by the DRB. Mr. Kekich concurred with the DRB's recommendations, and stated that the side and front ramps and landscaping would fully comply with code.

Keith Wichner, Huntington Beach, spoke in support of the project. He described the Sun n' Sands Motel as a good neighbor with few issues involving Police enforcement. He explained reasons for selling the two lots and complimented the parking improvements to the motel site. He discussed his 23-year ownership of the motel, and his membership with the Huntington Beach Board of Realtors.

J.P. Barot, Sun n' Sands Motel owner, spoke in support of the project. He discussed his reasons for wanting the motel property to remain as it is.

Chair Ray asked Mr. Barot if he felt the current business would remain in existence longer than 5 years, and how he felt about rezoning the property from commercial to residential. Mr. Barot replied that he is agreeable to whatever keeps the neighbors and the City happy.

Harry Monk, Project Architect, spoke in support of the project and discussed the applicant's willingness to make the necessary improvements to his property for the City.

He voiced concerns about the expense of reconstructing curb and gutter and the requirement for a water management program, describing the development requirements and improvements for 2 new homes as extreme. He also discussed how landscaping is being provided above minimum City requirements.

Scott Herzstein, Pacific Coast Highway, voiced concerns about the residential part of the project causing seven 12<sup>th</sup> Street residents to lose their view of the ocean. He provided digital photographs of the site with inserted images of homes to illustrate their height in relation to other existing structures and how the height will obstruct views. He suggested tapered setbacks and rooflines, and voiced concerns about decreased property value.

John Webb, 11<sup>th</sup> Street, expressed concurrence for construction hours to begin at 7:00 a.m. and discussed his past expense for alley improvements. He expressed appreciation to the motel management for their oversight at the motel. He did voice concerns about the proposed back gate at the alley being open for public access. He also requested added signage be placed along the alley that prohibits large trucks from parking in the alley.

**WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.**

Commissioner Dingwall asked if the drive aisles to the garage are single or double in width. Mr. Talleh responded that the drive aisles are wide enough to access a 2-car garage. Commissioner Dingwall asked about the parking requirements. Mr. Talleh replied that the homes are required to provide 3 spaces, allowing for a 2-car garage and 1 guest parking space in the driveway.

Commissioner Livengood asked what the process of approving the new homes would be if they were not included with the motel improvements. Mr. Talleh responded that the new home construction could be approved administratively by submittal for plan check, as long as the request met all the Downtown Specific Plan requirements.

Commissioner Dingwall referenced the plot plan identified on Attachment 3.5 depicting landscaping in front of the property, and discussed the recommendations made by the DRB. Mr. Wicher described how the parkway along the highway provides a natural stop if someone loses control of a wheelchair.

Commissioner Dwyer asked if Mr. Kekich had updated plans in response to the DRB recommendations. Mr. Kekich answered yes and discussed ADA compliance relating to the modified landscape plans and the revised ramp. Commissioner Dwyer asked if the circuitous ramp is ADA compliant. Mr. Fauland generalized the changes provided by Commissioner Dingwall.

Commissioner Scandura asked if the conditions of approval included recommendations made by the DRB. Staff confirmed.

Chair Ray asked about design and cosmetic improvements of the motel and their nexus with the 11<sup>th</sup> Street frontage, including the bellyband between the 1<sup>st</sup> and 2<sup>nd</sup> floors, stonework, etc. He suggested that the proposed stonework be extended down the length of the 11<sup>th</sup> Street frontage to reduce the mass look of the elevation. He also asked Mr. Monk to identify his concerns with particular code requirements.

Mr. Monk listed items by number within the City's code requirements letter that he described as overbearing. Chair Ray asked staff if the code requirements identified by Mr. Monk were applicable to his project. Mr. Talleh responded that the code requirements are applicable. However, Public Works will determine which items are required based on the scope of the project.

Chair Ray asked about the DOGGR requirements, and if an abandoned oil well exists on the site. Fire Chief Eric Engberg responded that the City's records indicate presence of abandoned wells on the site. Chief Engberg referenced fire specifications related to building in methane zones. Commissioner Scandura asked if the Planning Commission had the authority to waive Public Works or Fire Department code requirements. Mr. Talleh answered no.

Commissioner Dwyer asked if all code requirements would be applicable if the two project components were brought forth separately. Mr. Fauland explained that all requirements are applicable based on the non-conforming status and scope of the project but noted that staff is willing to meet with the applicant to reevaluate the code requirements.

Mr. Hess explained that the code requirements being discussed are not part of the discretionary project, referencing Attachment 5. He noted that based on the Commission's recent request, staff has attached the standard code requirement letter sent to all applicants in the staff report for informational purposes only.

Commissioner Dingwall voiced concerns about the amount of "red tape" the applicant is subject to. Commissioner Scandura asked if the applicant would like to continue the item or see it approved in compliance with the standard code requirements provided.

Mr. Hess stated that the Planning Commission has no authority to waive code requirements, and that focus should remain on the suggested conditions of approval identified on Attachment No. 5.

**A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 04-14 AND CONDITIONAL USE PERMIT NO. 04-44 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL BY INCLUDING LANGUAGE ON ATTACHMENT NO. 1.3 THAT IDENTIFIES THE LANDSCAPE PLANTER LOCATION ADJACENT TO THE SIDEWALK ON THE SOUTHWEST CORNER OF THE SITE.**

Commissioner Burnett spoke in support of the request but voiced concerns about the extreme size and overall square footage for the single-family homes, asking if the basement is considered a floor and habitable livable space.

Commissioner Scandura discussed his understanding of why code requirements relate to both the home construction and motel remodel.

Commissioner Horgan spoke in support of the request but shared sympathy of residents who may be subject to an obstructed view of the ocean.

Chair Ray spoke in support of the request, and of affordable lodging. He suggested that a zone change be considered so that the motel will no longer be considered a non-conforming use. He also asked if Commissioner Livengood would amend the motion to

include cosmetic enhancements on 11<sup>th</sup> Street (stonework extended down the side of the building). Commissioner Livengood did not accept the amendment.

The applicant discussed the considerable costs of stone veneer.

**ACTION WAS TAKEN ON THE RESTATED MOTION BY THE FOLLOWING VOTE:**

**AYES:** Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION APPROVED**

The applicant and Chair Ray discussed a timeframe for moving forward on the project, including the appeal period and permit processing.

Mr. Fauland read into the record the appeal timeline and process.

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 and 15301 of the CEQA Guidelines because the project consists of the construction of less than three single-family homes and minor alterations to an existing structure (motel).

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 04-44:**

1. Conditional Use Permit No. 04-44 for the expansion and exterior modifications to an existing legal non-conforming motel consisting of a 102 sq. ft. of office area addition, demolition of a porte-cochere, parking lot improvements, landscaping, and the construction of two, three-story, single-family homes will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood in that the modifications bring the site into greater conformance with the code by providing seven additional parking spaces to the motel, enhancing the appearance of the motel, and converting two parcels previously developed with motel amenities to single-family homes which are a permitted use in the base zoning district.
2. The conditional use permit will be compatible with surrounding uses because the neighborhood is predominately developed with residential uses. Furthermore the motel is conditioned to enhance the appearance of the structure by providing an additional architectural projection similar to that found on single-family homes in the area.
3. The proposed motel modifications and construction of two single-family homes will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and District 2 of the Downtown Specific Plan such as percentage of on-site landscaping, lot coverage, parking requirement, and building height.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of is RH-30-d-sp (High Density Residential – 30 units per acre – Design Overlay – Specific Plan) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

*Policy 9.1.1:* Accommodate the development of residential units in areas designated by the Land Use Plan Map for residential uses.

The subject is designated as RH –30-d-sp (Residential High Density – 30 units per acre – Design Overlay – Specific Plan) on the General Plan Land Use Map. Construction of two (2) single-family homes on a portion of the non-conforming site will bring it into greater conformance with the general plan.

*Policy 9.2.1:* Require that all new residential development within existing residential neighborhoods be compatible with existing structures, including the maintenance of the existing setbacks and privacy of abutting residences.

The single-family homes are proposed at a front yard setback of 25 ft. along Pacific Coast Highway consistent with the predominant surrounding development. In addition the proposed development is designed to maintain the privacy of the northerly abutting single-family residence by offsetting windows on the first floor from that of the existing residence and by orienting balconies away from the adjacent residence.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 04-14:**

1. Coastal Development Permit No. 05-09 for the expansion and exterior modifications to an existing legal non-conforming motel consisting of a 102 sq. ft. of office area addition, demolition of a porte-cochere, parking lot improvements, landscaping, and the construction of two, three-story, single-family homes conforms with the General Plan, including the Local Coastal Program land use designation of RH-30-d-sp (High Density Residential – 30 units per acre – Design Overlay – Specific Plan). The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as conditioned, complies with all applicable development regulations, including maximum building height, minimum yard setbacks, maximum lot coverage, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed in an urbanized area with direct access from an existing public street and with all necessary services and infrastructure available including water, sewer and electricity.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources. In addition, the project is subject to payment of required park fees; to be used for acquiring and maintaining public park



land for recreational use.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT NO. 04-14 AND  
CONDITIONAL USE PERMIT NO. 04-44**

1. The site plan, floor plans, and elevations for the two single-family homes received and dated March 25, 2005, shall be the conceptually approved design with the following modifications:
  - a. The handicapped accessible ramp along Pacific Coast Highway (PCH) shall be relocated adjacent to the house or redesigned in a circuitous manner. A landscape planter up to a maximum of 2 feet in height or landscaping adequate enough to screen the ramp area (except at the access point) shall be provided adjacent to the sidewalk at the southwest corner of the site. Final design of the ramp shall include safety measures designed in such a manner as to prevent the loss of control of a wheel chair. The final design shall be subject to staff review.
  - b. The windows of the northerly unit facing PCH shall be arched.
  - c. The exterior staircases shall be redesigned to eliminate direct access from the ground floor to the third floor and shall consist of heavy gauge anodized aluminum.
  - d. The windows on the north, south and east elevation shall be enhanced with architectural molding and bellybands (distinguishing each level), shall be provided on the north, south, and east elevations.
  - e. Reduce the number of bedrooms from four to three.
2. The site plan, floor plans, and elevations for the motel received and dated April 7, 2005, shall be the conceptually approved design with the following modification:
  - a. Bellyband (distinguishing the first and second floor) shall be provided on the southern elevation facing Eleventh Street.
3. Prior to submittal for building permits, the following shall be completed:
  - a. Submit a copy of the revised site plan, floor plans and elevations pursuant to Condition Nos. 1 & 2 for review and approval and inclusion in the entitlement file to the Planning Department.
  - b. Zoning entitlement conditions of approval and applicable code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board

concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED MAY 10, 2005**

**RECOMMENDED ACTION:** Motion to: "Approve the May 10, 2005 Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY SCANDURA, SECONDED BY BURNETT, TO APPROVE THE MAY 10, 2005 PLANNING COMMISSION MINUTES AS MODIFIED, BY THE FOLLOWING VOTE:**

**AYES:** Dwyer, Scandura, Ray, Livengood, Burnett  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Dingwall, Horgan

**MOTION PASSED**

**D. NON-PUBLIC HEARING ITEMS**

**D-1. GENERAL PLAN CONFORMANCE NO. 05-03 (HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT EXCHANGE OF PROPERTY) Applicant: Stephen J. Ritter Request: To determine if the proposed acquisition of the property at 5832 Bolsa Avenue for the use as administrative office space and disposition of the property at 17200 Goldenwest Street complies with the goals and policies of the General Plan. Location: 5832 Bolsa Avenue (South side of Bolsa Avenue, west of Springdale Street) and 17200 Goldenwest Street (East side of Goldenwest Street, south of Warner Avenue). Project Planner: Jason Kelley**

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1599 and Resolution No. 1600 approving General Plan Conformance No. 05-03 with findings."

Jason Kelley, Assistant Planner, provided a brief staff report that outlined staff's recommendation.

Commissioner Livengood asked staff how much acreage is involved on the Goldenwest site and how does the request affect the existing tenant, Patti's Preschool. Staff responded by indicating that the Goldenwest Site is approximately 2.71 acres in size and that the request will not affect Patti's Preschool. However, the school will now have a new property owner and that matter will be a tenant/landlord issue.

Discussion ensued about property valuation, the School District's lease agreement, and whether the Preschool is considered a conforming use. Staff confirmed that the school is a conforming use, and how a conditional use permit was approved for Patti's for use as a pre-school. Chair Ray asked Stephen Ritter, applicant, to approach the podium.

Commissioner Dingwall asked Mr. Ritter if any plans currently exist to change the use of the property on Goldenwest. Mr. Ritter responded that he was unaware of any at this time.

Commissioner Dingwall shared his knowledge of conditions of approval for the subdivision plans approved for restrictions on uses applied to the Home Depot map and made on behalf of the neighborhood and Patti's Preschool. Mr. Fauland referred to the subdivision map and explained such conditions would not be placed on a map and that any future use must comply with the zoning designation, and that the proposal before them is only a general plan conformance.

Commissioner Scandura asked if the applicant would provide Patti's Preschool adequate time to relocate, if necessary. Mr. Ritter explained that would be a matter between Patti's and the new property owner.

Chair Ray asked for the School Districts timeframe for the proposed move to their new facility. Mr. Ritter responded that the timeframe is June of 2006, and that the District would like to move in as soon as possible.

**A MOTION WAS MADE BY LIVENGGOOD, SECONDED BY DWYER, TO ADOPT RESOLUTION NO. 1599 AND RESOLUTION NO. 1600 APPROVING GENERAL PLAN CONFORMANCE NO. 05-03 WITH FINDINGS, BY THE FOLLOWING VOTE:**

<b>AYES:</b>	<b>Dwyer, Scandura, Ray, Livengood, Burnett, Horgan</b>
<b>NOES:</b>	<b>Dingwall</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**MOTION PASSED**

**E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION REQUEST ITEMS**

**E-1a. PROJECT REVIEW PROCESS – Chair Ray**

Chair Ray apologized to the Commission for not preparing material on the proposed Project Review Process. He also reminded them that the Public Hearing Process would be revisited in the near future.

Commissioner Scandura asked if Chair Ray would be able to provide materials at the July 12 meeting. Chair Ray confirmed.

Commissioner Dingwall asked if the item was being continued until July 12. Chair Ray confirmed. Commissioner Dingwall suggested that the item not be tied to the Public Hearing Process.

**THE PROJECT REVIEW PROCESS WAS CONTINUED BY ACCLAMATION  
TO JULY 12, 2005:**

**AYES:** Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED**

**E-1b. PLANNING COMMISSION WORKSHOP – Chair Ray**

Discussion ensued on the Commission's availability for an afternoon workshop.

Commissioner Horgan informed the Commission that she viewed the videotaped workshop held on January 11, 2005, and questioned if another workshop is necessary.

**THE WORKSHOP WAS SCHEDULED BY ACCLAMATION FOR THURSDAY,  
JULY 7, 2005 AT 12:00 P.M. AT A PLACE TO BE DETERMINED.**

**AYES:** Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED**

**E-1c. PROPOSED CITY COUNCIL MINUTE ACTION – AMEND DESIGN  
GUIDELINES (AUTO DEALERSHIPS/STORAGE STRUCTURES) –  
Commissioner Scandura**

Commissioner Scandura explained his proposed minute action on amending the Urban Design Guidelines to provide design standards for multilevel vehicle storage structures on auto dealership lots. He discussed how the guidelines address lots at ground level only, not multi-level structures, suggesting that a few lines of text be added to address setbacks, landscaping, exposed parking decks, architectural treatments and schemes for multi-level buildings.

Mr. Fauland explained that amending the Urban Design Guidelines is contingent upon receiving direction from the City Council.

Commissioner Burnett discussed her concerns of requiring auto dealerships to screen vehicles from public view.

Commissioner Dwyer asked Commission Scandura to consider current zoning code requirements and regulations. Commissioner Scandura explained that the issue is to address design related issues.

Commissioner Horgan asked about subterranean parking. Staff responded and stated that subterranean parking is permitted but is very costly to construct. Commissioner Scandura followed-up by stating that the code allows a maximum building height of 50 feet for commercial structures.

Chair Ray described the request as a policy decision and suggested that the minute action proposed is to review the Design Guidelines and requirements listed elsewhere within the code and is integrated for consistency purposes.

**A MOTION WAS MADE BY SCANDURA, SECONDED BY BURNETT, TO APPROVE THE PROPOSED MINUTE ACTION THAT RECOMMENDS AMENDING A SECTION OF THE URBAN DESIGN GUIDELINES THAT ADDRESSES AUTO DEALERSHIPS AND STORAGE STRUCTURES AND FORWARD TO THE CITY COUNCIL, BY THE FOLLOWING VOTE:**

**AYES:** Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** Dwyer  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION PASSED**

**E-2. PLANNING COMMISSION COMMENTS**

**Commissioner Dwyer** – welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

**Commissioner Scandura** - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

**Commissioner Dingwall** – thanked staff for including code requirement information in the agenda packet.

**Commissioner Ray** – welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

**Commissioner Livengood** - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

**Commissioner Burnett** - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

**Commissioner Horgan** – thanked Council Member Cook for appointing her to the Planning Commission.

**F. PLANNING ITEMS**

**F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**Scott Hess, Planning Manager** – reported that no Planning Department items were heard before the City Council on June 6, 2005

**F-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

**Scott Hess, Planning Manager** – reported on the Planning Department items scheduled before the City Council on June 20, 2005.

**F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**Herb Fauland, Principal Planner** – reported that no public hearing items are scheduled for the next regularly scheduled meeting June 28, 2005.

Discussion ensued on a recommendation made by Commissioner Dingwall that the Department of Public Works make a televised presentation at a future Planning Commission meeting on the City's Storm Drain System.

**A MOTION WAS MADE BY LIVENGOD, SECONDED BY DINGWALL, TO FORWARD A REQUEST TO THE DIRECTOR OF PUBLIC WORKS ON THE FEASIBILITY OF THE PUBLIC WORKS DEPARTMENT MAKING A TELEVISED PRESENTATION ON THE CITY'S STORM DRAIN SYSTEM AT A FUTURE PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:**

**AYES:** Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION PASSED**

**ADJOURNMENT:**

**Adjourned at 10:00 p.m. to the Planning Commission Workshop scheduled for Thursday, July 7, 2005 at 12:00 p.m. at the Huntington Beach Central Library, 7111 Talbert Avenue, Huntington Beach.**

APPROVED BY:

\_\_\_\_\_  
Scott Hess, Acting Secretary

\_\_\_\_\_  
Steve Ray, Chair